

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – SEPTEMBER 18, 2015
121 NORTH LASALLE STREET – ROOM 200**

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

**Jonathan Swain, Chairman
Sol Flores
Sheila O’Grady
Sam Toia**

Chairman Swain called meeting to order at 9:23 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, Flores, O’Grady and Toia).

Motion to approve minutes from the August 21, 2015 regular meeting made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas –Swain, Flores, O’Grady and Toia.

Motion to approve the September 18, 2015 agenda made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady and Toia.

9:00 A.M.

**326-15-Z Zoning District: RM-4.5 Ward: 43
Applicant: 1829 N. Orchard, LLC c/o LG Construction
Owner: same as applicant
Premises Affected: 1829 North Orchard Street
Subject: Application for a variation to reduce the rear setback from 34.72’ to 2.0’;
to reduce the north side setback from 2.64’ to 0.17’; to reduce the south
side setback from 2.64’ to 0.17’; and, to reduce the combined side setback
from 6.6’ to 0.34’ for a proposed, rear, detached, three-car garage with a
roof deck which exceeds 15’ in height and is accessed via an open,
exterior staircase greater than 6’ above-grade.
.
Continued until November 20, 2015 at 2:00 PM.**

**327-15-S Zoning District: RT-4 Ward: 28
Applicant: Castles and Kings, LLC
Owner: same as applicant
Premises Affected: 2845-47 West Arthington Street**

Premises Affected: 3419 West Fullerton Avenue
Subject: Application for a special use to establish a body art services facility.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

345-15-S **Zoning District: B3-1** **Ward: 23**
Applicant: David Kunesh/DBA Shred’s Inferno
Owner: Jean T. Lopez
Premises Affected: 4304 West 63rd Street
Subject: Application for a special use to establish a body art services facility.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

346-15-S **Zoning District: B1-3** **Ward: 5**
Applicant: Bijou Hair
Owner: Young Pate
Premises Affected: 2110 East 71st Street
Subject: Application for a special use to establish a hair braiding salon.
Continued until November 20, 2015 at 2:00 PM.

347-15-S **Zoning District: B3-2** **Ward: 20**
Applicant: Elias Abuelizam
Owner: same as applicant
Premises Affected: 654-58 East 67th Street
Subject: Application for a special use to expand an existing retail store for the sale of liquor as a packaged good.
Continued until December 18, 2015 at 2:00 PM.

348-15-Z **Zoning District: RT-4** **Ward: 26**
Applicant: Cory Krieger
Owner: same as applicant
Premises Affected: 2101 West Race Avenue
Subject: Application for a variation to reduce the rear setback from 25.2’ to 13.11’; to reduce the west side setback from 2.5’ to 0’; and, to reduce the rear yard open space from 147 square feet to 0 square feet for a proposed, three-story, single-family residence with a rear, attached, two-car garage with a rooftop deck.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

349-15-S **Zoning District: B1-1** **Ward: 34**
Applicant: Prentice Earl
Owner: same as applicant
Premises Affected: 10710 South Wentworth Avenue
Subject: Application for a special use to establish a transitional residence for 10

is accessed via an open stair exceeding 6' in height.
Continued until December 18, 2015 at 2:00 PM.

354-15-S **Zoning District: B1-1** **Ward: 39**
Applicant: Christ Center of Hope, Assemblies of God
Owner: same as applicant
Premises Affected: 5534 North Kedzie Avenue
Subject: Application for a special use to establish a religious assembly facility.
Continued until January 15, 2016 at 2:00 PM.

355-15-S **Zoning District: PD 666** **Ward: 40**
Applicant: Christ Center of Hope, Assemblies of God
Owner: Chicago Board of Education
Premises Affected: 5501 North Kedzie Avenue
Subject: Application for a special use to establish eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.
Continued until January 15, 2016 at 2:00 PM.

356-15-S **Zoning District: B1-2** **Ward: 40**
Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 5202 North Oakley Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck.
Motion to approve subject to the condition stated on the record by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

357-15-Z **Zoning District: B1-2** **Ward: 40**
Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 5202 North Oakley Avenue
Subject: Application for a variation to allow for the establishment of residential units on a lot whose minimum area of 7,273.68 square feet is no less than 90% of the required 8,000 square feet for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck.
Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

358-15-Z **Zoning District: B1-2** **Ward: 40**
Applicant: Dominic McGee

Owner: same as applicant
Premises Affected: 5202 North Oakley Avenue
Subject: Application for a variation to reduce the rear setback from 30' to 3' for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck.
Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

359-15-Z **Zoning District: RM-5** **Ward: 46**
Applicant: Dominic McGee
Owner: P & A Properties, LLC
Premises Affected: 3725-27 North Fremont Street/849-51 West Bradley Place
Subject: Application for a variation to reduce the rear setback from 30' to 9.5' in order to allow for the subdivision of a 70' x 94' lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the construction of a new residential development.
Continued until December 18, 2015 at 2:00 PM.

360-15-Z **Zoning District: RM-6** **Ward: 5**
Applicant: Rachel Adesola/DBA Amazing Grace Kids Palace, Inc.
Owner: Tobiade, Inc.
Premises Affected: 2368 East 69th Street
Subject: Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than three (to zero space) for a proposed daycare to be established in an existing, one-story building that is more than 50 years old.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

361-15-S **Zoning District: B1-3** **Ward: 2**
Applicant: Wintrust Bank
Owner: same as applicant
Premises Affected: 100 West North Avenue
Subject: Application for a special use to establish two drive-through lanes to serve the existing bank at this location.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

CONTINUANCES

255-15-Z **Zoning District: B3-1** **Ward: 6**
Applicant: V75 Limited

Owner: Charles Taylor
Premises Affected: 125-27 West 75th Street
Subject: Application for a variation to establish a public place of amusement within 125' of an RS-3, Residential Single-Unit (Detached House) District.
Motion to approve made by the Chairman. Second by O'Grady.
Motion carried 3-0; yeas –Swain, Flores and O'Grady (Toia recused).

271-15-S **Zoning District: PMD-11A** **Ward: 25**
Applicant: The Cermak Group, Ltd.
Owner: same as applicant
Premises Affected: 1300-16 West Cermak Road
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane.
Motion to approve made by the Chairman. Second by O'Grady.
Motion carried 3-0; yeas –Swain, Flores and O'Grady (Toia recused).

310-15-S **Zoning District: M1-2** **Ward: 5**
Applicant: White Castle System, Inc.
Owner: Ingram Family Limited Partnership
Premises Affected: 1550 East 79th Street
Subject: Application for a special use to re-establish a one-story restaurant with a dual-lane drive-through.
Motion to approve made by the Chairman. Second by O'Grady.
Motion carried 3-0; yeas –Swain, Flores and O'Grady (Toia recused).

The Chairman moved to recess for lunch at 12:25 PM. Second by O'Grady. Motion carried 3-0; yeas -- Swain, O'Grady and Toia.

2:00 P.M.

362-15-S **Zoning District: B3-3** **Ward: 1**
Applicant: Art + Science Salons 3, LLC
Owner: 1552 Milwaukee Commercial, LLC
Premises Affected: 1554 North Milwaukee Avenue
Subject: Application for a special use to establish a beauty salon.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.

363-15-S **Zoning District: B3-2** **Ward: 43**
Applicant: Art + Science Salons 2, LLC
Owner: North River Properties, Inc.
Premises Affected: 1971 North Halsted Street
Subject: Application for a special use to establish a beauty salon.
Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas –Swain, O’Grady and Toia.

364-15-S **Zoning District: B3-1** **Ward: 29**
Applicant: Bank of America, NA
Owner: same as applicant
Premises Affected: 7225 West Belmont Avenue
Subject: Application for a special use to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second existing drive-through lane with a drive-up automated teller machine; a third, existing, drive-through lane will remain unchanged.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

365-15-S **Zoning District: B1-5** **Ward: 16**
Applicant: Bank of America, NA
Owner: ALDI, Inc.
Premises Affected: 620 West 63rd Street
Subject: Application for a special use to establish a one-lane drive through for an automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain unchanged.
Continued until December 18, 2015 at 2:00 PM.

366-15-S **Zoning District: C2-2** **Ward: 5**
Applicant: Bank of America, NA
Owner: Barry I, LLC
Premises Affected: 7131 South Stony Island Avenue
Subject: Application for a special use to eliminate two, existing, drive-through lanes serving the existing bank at this location and replace a third, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

367-15-S **Zoning District: B3-2** **Ward: 29**
Applicant: Bank of America, NA
Owner: Roddimeyer III, LLC
Premises Affected: 7126 West North Avenue
Subject: Application for a special use to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will

Owner: same as applicant
Premises Affected: 2538 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

378-15-S **Zoning District: C1-2** **Ward: 32**
Applicant: Noah Properties, LLC
Owner: Dennis and Josephine Sell
Premises Affected: 2027 West Belmont Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

379-15-Z **Zoning District: C1-2** **Ward: 32**
Applicant: Noah Properties, LLC
Owner: Dennis and Josephine Sell
Premises Affected: 2027 West Belmont Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 22.33’ for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

380-15-Z **Zoning District: RT-4** **Ward: 25**
Applicant: Dolyva Properties, LLC
Owner: same as applicant
Premises Affected: 1149-51 West 17th Street
Subject: Application for a variation to allow for the establishment of residential units on a lot whose minimum area of 5,952 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

381-15-Z **Zoning District: B3-2** **Ward: 1**
Applicant: Mayac, LLC
Owner: same as applicant
Premises Affected: 1653 West Division Street

164-15-Z **Zoning District: RM-5** **Ward: 43**
Applicant: RT Real Estate, LLC
Owner: same as applicant
Premises Affected: 1838 North Cleveland Avenue
Subject: Application for a variation to reduce the front setback from 14.28' to 8.4'; to reduce the rear setback from 33.32' to 18.83'; to reduce the north side setback from 2' to 0'; to reduce the combined side setback from 4.8' to 3'; and, to reduce the rear yard open space from 150 square feet to 0 square feet for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with a roof deck.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

203-15-Z **Zoning District: PMD-15** **Ward: 29**
Applicant: B&B Formica and Granite, Inc.
Owner: 5617 W. Grand, LLC
Premises Affected: 5615-27 West Grand Avenue
Subject: Application for a variation to eliminate the one required, off-street, 10' x 14' x 25' loading berth for the proposed expansion of an existing manufacturing facility.
Withdrawn.

226-15-Z **Zoning District: RT-4** **Ward: 1**
Applicant: 1944 W. Crystal Partners, LLC
Owner: same as applicant
Premises Affected: 1944 West Crystal Street
Subject: Application for a variation to allow for the establishment of three residential units on a lot whose minimum area of 2,845.92 square feet is no less than 90% of the required 3,000 square feet for a proposed, three-story, three-unit building with a rear, detached, three-car garage.
Withdrawn

227-15-Z **Zoning District: RT-4** **Ward: 1**
Applicant: 1944 W. Crystal Partners, LLC
Owner: same as applicant
Premises Affected: 1944 West Crystal Street
Subject: Application for a variation to allow for the establishment of a 550 square

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting returned to open session at 5:40 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of August 21, 2015 made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting adjourned at 5:45 PM.